

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2005 PLANNING COMMISSION MEETING

PROJECT#: Comprehensive Plan Conformance #05008

PROPOSAL: Review the West "O" Street Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

CONCLUSION: The proposed redevelopment plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Find that Redevelopment Plan is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LOCATION: An area generally bounded by 10th Street on the east, a ½ mile west of NW 70th Street on the west, and either side of West "O" Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south.

PURPOSE: Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

EXISTING ZONING:

AG	Agricultural District
I-1	Industrial District
H-1	Interstate Commercial District
H-3	Highway Commercial District
R-5	Residential District
P	Public Use District

EXISTING LAND USE: Mix of commercial, industrial, single family residential, with majority of land shown as vacant.

ASSOCIATED APPLICATIONS: None.

HISTORY: As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in June 2005. At the time of this report, the Blight and Substandard Determination Study has not been acted upon by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

"Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity." (P. F17)

"Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want or cannot drive an automobile." (P. F18)

"Preserve and enhance entryway corridors into Lincoln and Capitol View Corridors." (P. F19)

"Guiding Principles for Existing Commercial Centers:

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.

Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.

Encourage efforts to find new uses for abandoned, under utilized or "brownfield" sites that are contaminated." (P. F49)

"Public property, especially publically owned historic property, is a community trust and should be maintained, preserved, and utilized in an exemplary fashion. Most historic property is and should be privately maintained." (P. F 141)

ANALYSIS:

1. This is a request to review the West “O” Street Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2025 Comprehensive Plan. West “O” Street is an entryway into Lincoln and acts as front door, introducing visitors and residents to Lincoln. This area is a gateway for Lincoln’s inventory of future industrial land, as it has convenient access to highways and the Interstate.
2. The Plan describes in general terms the guiding principles and general activities for the redevelopment of the West “O” Street redevelopment area. Most of the guiding principles for redevelopment are directly quoted from the Comprehensive Plan, encouraging reuse and reinvestment, improve the transportation system, mitigating negatives effects of conflicting land uses, encourage mixed use development, reuse of existing centers and infrastructure, enhance pedestrian activity and strengthen existing business areas (see page 19 - 21).
3. The West “O” Street Blight and Substandard Determination Study was completed in June 2005. At the time of this report, the Blight and Substandard Determination Study has not been acted upon by the City Council.
4. The Blight and Substandard Determination Study determined that nearly 19 percent of all structures in the area (48 of 255) were deteriorating or dilapidated. Within the redevelopment plan area there are also several structures that are in sound condition or in need of minor repair. While these buildings are included in the Redevelopment Plan, it does not necessarily mean that they will be bought and demolished.
5. The present zoning for the majority of the redevelopment area is H-3 Highway Commercial District and I-1 Industrial District. As a result, there is not much buffer, landscaping or separation between commercial, industrial and existing residential uses. The H-3 and I-1 Districts also allow off-premise signs (billboards) up to 700 square feet in area, and one pole sign up to 100 square feet in size and 50 feet in height. Numerous signs and pole signs are perceived to contribute to the lack of streetscape beautification along West “O” Street. Rezoning and/or special requirements in the redevelopment agreements would be needed to improve the aesthetic appearance of the West “O” Street corridor.
6. West “O” Street functions as the primary east-west arterial for this area with Average Daily Traffic (ADT) volumes ranging from approximately 10,400 on the west to 25,000 on the east of the corridor. Most streets on the southside of West “O” Street are either dead end or looped streets, which promote inefficient subdivision design and poor accessibility. The West “O” Street corridor is comprised of numerous private driveways accessing the arterial, which degrades traffic flow and create points of

safety concern and vehicle conflict. A goal of the Redevelopment Plan is too reduce the number and frequency of access points along West “O” Street and improve access to signalized intersections.

7. Approximately 69 percent of parcels (220) in the Redevelopment Area lack sidewalks. A consistent sidewalk system does not exist along the West “O” Street corridor, including connections between residences and commercial areas and the off-street trail system. Pedestrian movements are further restricted by the lack signalized or grade separated crossings across West “O” Street.
8. Public utilities are a major element of the Redevelopment Plan’s targeted improvement activities. The plan states that due to age and other factors, the following utilities may require reconstruction/rehabilitation or relocation to support redevelopment activities:
 - ! Sanitary Sewer System
 - ! Storm Sewer System
 - ! Water System
 - ! Gas
 - ! Electrical Distribution
 - ! Telephone and Cable
 - ! Street Lighting
9. The West “O” Street Redevelopment Plan anticipates using multiple funding sources, including Tax Increment Financing (TIF) from private development in the project area to pay for public infrastructure and improvements such as property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, street and parking improvements, and improvement of pedestrian facilities and provision of streetscape amenities.
10. Redevelopment activities are identified in the Redevelopment Plan on pages 23 through 26 for commercial, industrial and residential projects. Over time, additional activities that meet the intent of Redevelopment Plan and the Comprehensive Plan, and that eliminate conditions of blight may be added. The City will request redevelopment proposals from private parties and then will work with the selected developer(s) on details of their projects. The following project are specifically identified as activities in the Redevelopment Plan:
 - 10.1. Support redevelopment efforts to construct a distribution warehouse and associated commercial/industrial development at NW 63rd and West “O” Street.
 - 10.2. Support commercial/industrial redevelopment efforts at property located at NW 56th and West “O” Street.

- 10.3. Support commercial /industrial redevelopment efforts primarily to provide signalized access to redeveloping property in the vicinity of SW 32nd and West "O" Street.
 - 10.4. Support commercial/industrial redevelopment efforts at SW 59th and West "O" Street.
 - 10.5. Acquire substandard commercial/industrial and residential structures as part of redevelopment activities.
11. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property (page F 129, Comprehensive Plan).

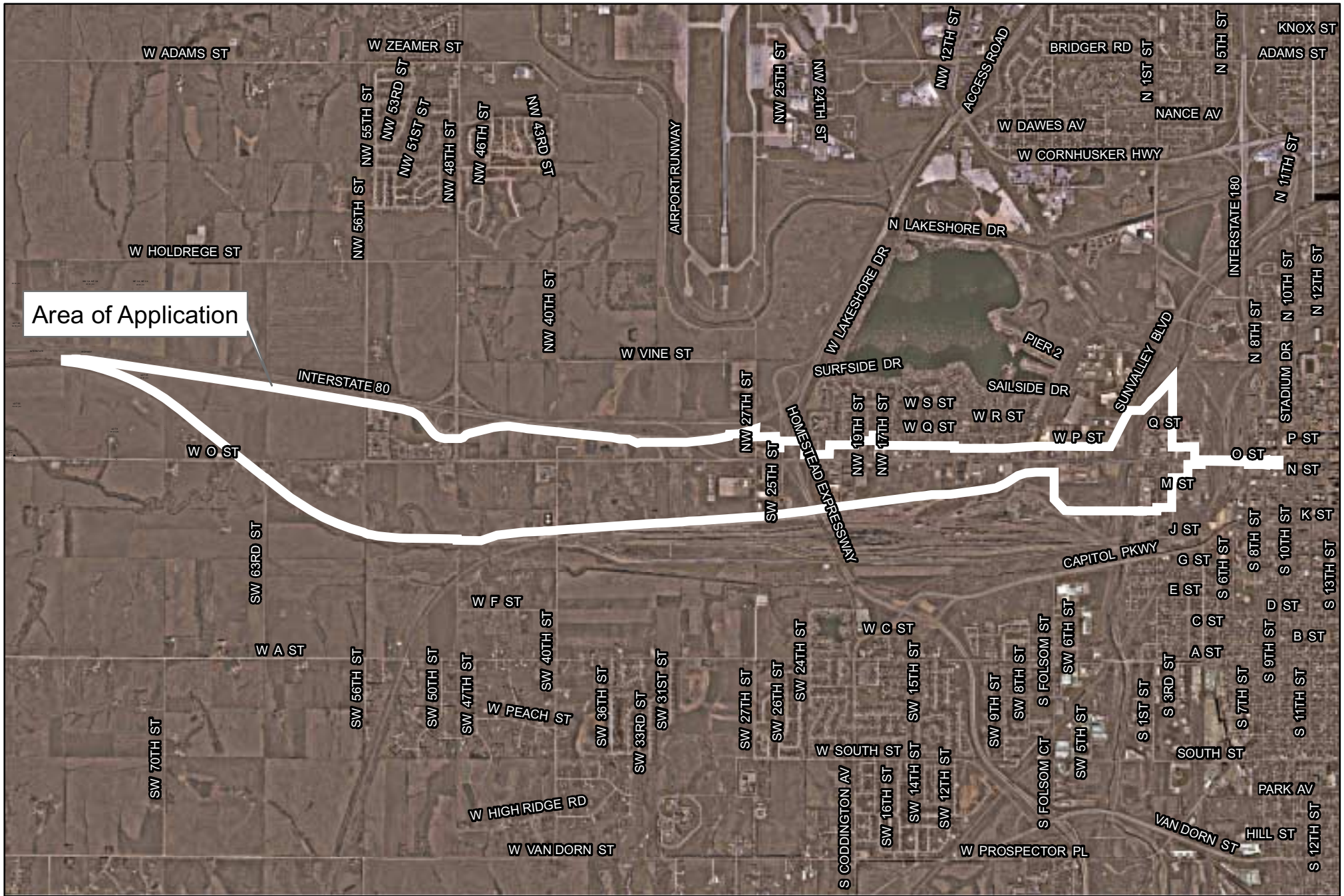
Prepared by:

Duncan Ross, AICP, 441-7603, dross@lincoln.ne.gov
Planner

Date: August 19, 2005

APPLICANT: Marc Wullschleger, Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

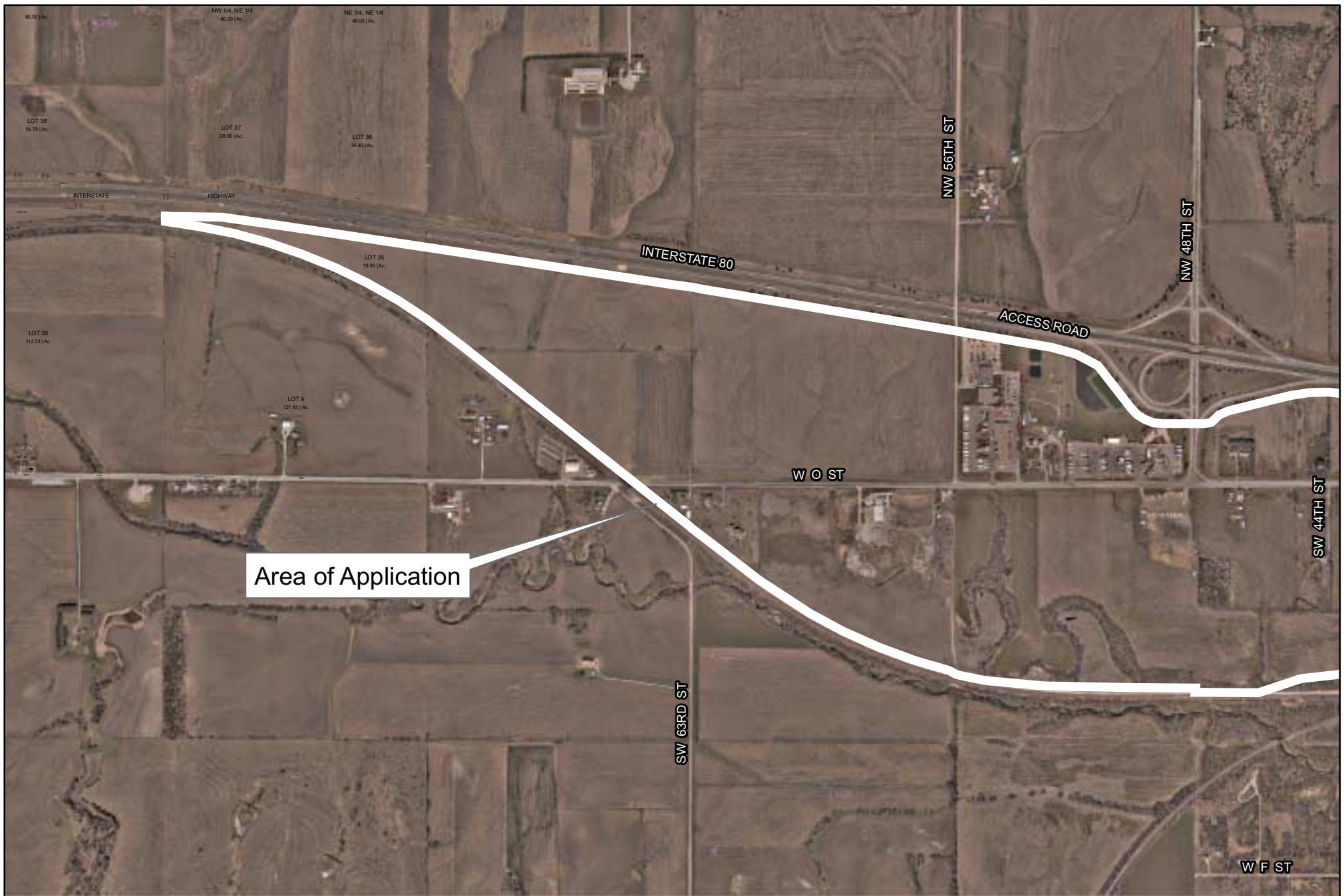
CONTACT: Wynn Hjermstad
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
(402) 441-8211



Comp. Plan Conformance #05008 **West 'O' Redevelopment Plan**

Sheet 1 of 4
 Overview

2005 aerial

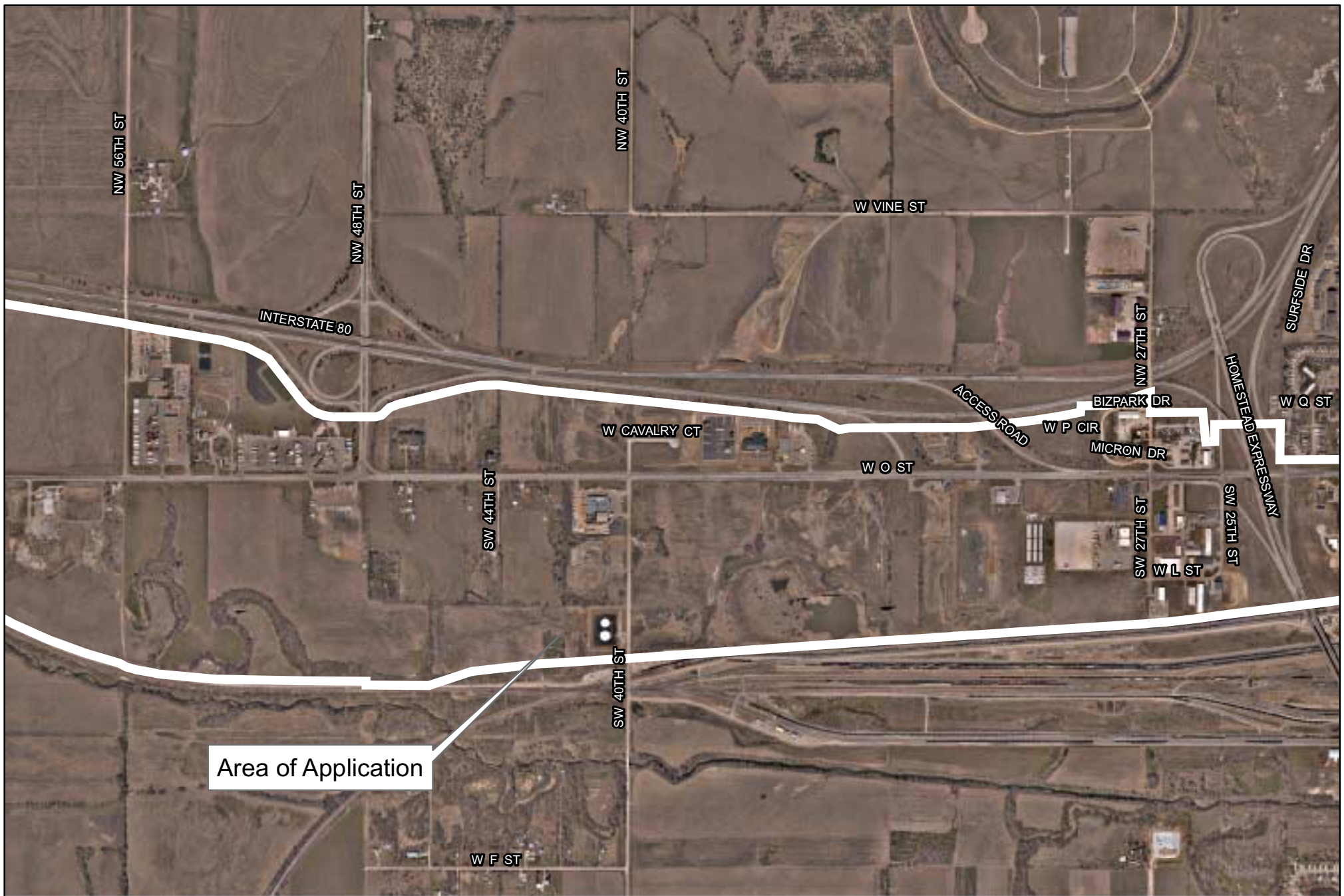


Comp. Plan Conformance #05008 **West 'O' Redevelopment Plan**

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2005 aerial

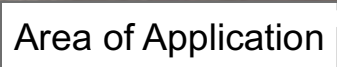




Comp. Plan Conformance #05008
West 'O' Redevelopment Plan

Sheet 3 of 4

2005 aerial





**CITY OF LINCOLN
NEBRASKA**

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

Urban Development Department

Marc Wullschleger, Director

Haymarket Square

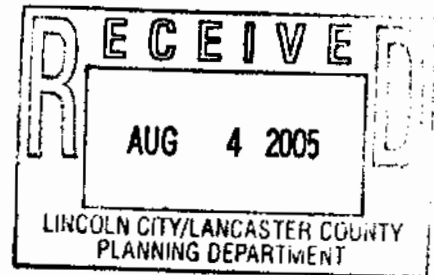
808 "P" Street

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August 3, 2005

Marvin Krout, Director
City of Lincoln - Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is the *West O Street Redevelopment Plan*. The Study was completed in July, 2005 by the City Urban Development Department.

Please forward the Plan to the Planning Commission for their earliest consideration. My understanding is that by submitting this request by August 4, 2005, the Study should be considered by the Planning Commission on August 31, 2005.

If you have questions or need additional information, please contact Ernie Castillo at 441-7855 or by e-mail: ecastillo.lincoln.ne.gov.

Sincerely,

Wynn Hjermstad, AICP
Urban Development Department

cc: Marc Wullschleger, Urban Development
Ernie Castillo, Urban Development
Darl Naumann, Mayor's Office

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